

Sandy Point

BEACH ESTATE

ST HELENA BAY

HOME OWNERS ASSOCIATION

SPBE HOA AESTHETICS GUIDELINES

These Guidelines are designed to:

1. Assist in managing the overall look and feel of the aesthetics of the Estate
2. Advise home owners of appropriate landscaping and plant selection which will be water wise and survive in the West Coast environment
3. Maintain the overall image of the Estate
4. Provide a certain uniformity in the selection of landscaping in our public areas

A Committee will manage the Aesthetics of the Estate and will consult with the Scrutinising Architect when necessary (on any item that has influence on the Architectural design of the Estate). The Selection of committee members will take place within 30 calendar days of the AGM. This process will be managed by the Managing Agent, and volunteers and nominations for the following financial year service must be submitted to the ADMIN OFFICE 7 days before the planned AGM. Only Home Owners may serve and their levy accounts must be current. The term of service will commence from the date of selection of every year.

Any additions or changes to these guidelines must be lodged with the Board of Trustees for comment. Any communication and/or presentations to the Board of Trustees will be done by the Chairperson of the Aesthetics Committee

The areas which are regulated by these guidelines, and which will fall under the direct management of the Aesthetics Committee, are:

1. Boardwalks or public access pathways to the beach
2. Sidewalks / pavements along the internal streets
3. Public open space and parks
4. Main Driveway leading to the Gatehouse and entering the Estate

5. Gatehouse/ Admin block

GUIDELINES:

1. Boardwalks and pathways:

- a) The boardwalks and pathways may be used by all residents and home owners of the Estate, as well as their guests and visitors. The main Boardwalk at the Entrance of the Estate may also be used by the general public.
- b) These access routes are designed to protect the natural habitat of the Admiralty area (beachfront) and allow the wildlife to move unhindered across the terrain
- c) For any private approvals at the Department of Environmental Affairs, please inform the HOA admin office.
- d) Resting/Viewing Benches will be placed at random spots for general use. These benches will be installed and maintained by the Aesthetics Committee. Sponsorships for Memorial plaques will be welcomed.
- e) No person may pick up or interfere with any wildlife and or plant life. Continual indiscretions will be reported to the Department of Environmental Affairs as well as Cape Nature
- f) Any littering, making of fires, playing of loud music or consumption of alcohol is not permitted. Continual indiscretions will be reported to the Law Enforcement.
- g) No private gardens, pathways, etc. maybe planted in the Admiralty area (beachfront)
- h) Any suggestions or requests for a specific activity or installation in the admiralty area or on the pathways must first be approved by the Department of Environmental Affairs. A written application must be handed into this department and a copy of the approval sent to our admin office.

2. Sidewalks/Pavements:

The sidewalks and pavements are common areas and are legally accessible by all residents and home owners of the Estate. The landscaping and usage design of these areas are as follows –

- a) **A one meter (1000mm)** wide strip will be demarcated for the installation of a paved pathway for pedestrians to safely traverse the Estate. This will be commonly known as the “general pedestrian walkway network”. This pathway network will be placed against the roadside verge (curb stones) running parallel with the road. **All homes will be responsible for the paving of their sidewalk section prior to occupation**

- b) These walkways need to be paved in standard light grey pavers (20mm) as regulated in the general building guidelines. Each home owner will be required to pave his piece of pathway running across his property **for all properties with plans approved after 1 October 2023.**
- c) The balance of the sidewalk/pavement area can be landscaped by the relevant home owner with the selected and suggested fauna and flora (see fauna and flora recommendations below). Alternatively it must be stoned or grassed.
- d) Maintaining of this verge landscaping is the responsibility of the home owner.
- e) Maintenance of the walkways will be the responsibility of the HOA
- f) If a home owner is unsure of what he/she may do, then we advise a consultation with the committee. Please email for an appointment

3. Public Open Spaces and Parks:

The public and private open spaces inside the Estate will be designed to provide a safe space for our resident children to play as well as for adults to enjoy the outdoors if the beach is not a choice for the day. The landscaping will follow the same fauna and flora selection as the sidewalks/pavements. Any suggestions to the landscaping of these areas are welcome. Please submit in writing to the Chairperson of the committee for consideration. Note, all suggestions will be subject to budget and legal constraints.

The use of the private open spaces are intended for the home owners and their guests only. The use of the public open space will be governed by the normal municipal by-laws and should be used as an access to the beach area.

4. Fauna and Flora:

The following list is a recommendation of which plants and trees will survive and/or flourish in the harsh west coast climate. It also makes provision for the cyclical droughts which we experience in the Western Cape.

These suggestions relate to the open spaces and verges and NOT to your private gardens.

For any species that is not listed below, please send a written request to the committee for comment.

- a) Shrubs: (make list)
- b) Ground covering (make list)
- c) Trees (make list)

- d) Hedges (make list)
- e) Rocks and stones (make list)

5. Aliens and other non- allowed fauna and flora:

Below is a list of plants that you may not plant, as well as a list of plants not recommended:

- a) Not allowed – (list)
- b) Not recommended – (list)
- c) The use of netting to protect and allow new and young plants to establish is allowed. Only Black/dark green netting is to be used and must be neatly installed with steel stakes and secured with plastic ties. This netting is to be removed once the plant has established. A general period of 120 days is allowed.

6. Decorations and ornaments:

In order to maintain the upmarket image of the estate, we will limit the use of décor to more generic items on the sidewalks

Applications need to be submitted to the committee for approval .This applies to ALL Home owners

7. General:

As part of maintaining the image of the Estate, it is important that each home owner keep the condition of his/her home in good order. Including but not limited to:

- a) Maintaining the paintwork of their buildings and repairing cracks
- b) Repairing any broken trimming
- c) Fixing water leaks
- d) Maintaining your private garden – to be kept neat
- e) Preventing the accumulation of rubble, garden refuse and litter
- f) Keeping your verge neat and free of weeds.
- g) Remove any oil stains in your driveway

Any deviations or special requests/suggestions relating to the aesthetics part of the estate, please contact:

Aesthetics Chairperson

Sandypointbeachestate.hoa@gmail.com

